

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--December 15, 1965

Appeal No. 8517 Charles M. Flagg, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following order was entered on December 22, 1965:

DATE OF THE ORDER -- February 10, 1966

ORDERED:

That the appeal for a variance from the use provisions of R-4 District to permit structural alterations to nonconforming hotel at 1338 R Street, NW., lot 818, Square 240, be granted conditionally.

FACTS:

1. Appellant's nonconforming hotel has operated for 20 years, having opened its doors October 17, 1946, with 14 rooms. In 1948, 1340 and 1342 R Street were added, increasing the total to 30 rooms and providing dining room facilities for thirty people, thus satisfying the A.B.C. Board requirements. In 1955 premises at 1344 were acquired and added to the overall building giving it an 80 foot frontage and 44 rooms. These alterations also included modernization to the lobby and entrance doorway. The zoning at this time was Residential, 60' "C" Area, which permitted hotels as a matter-of-right. The present zoning of R-4 makes the hotel nonconforming.

2. Appellant states there are structural failures in the exterior wall which will have to be corrected. There also exists a need to increase the light and ventilation to the front rooms. He also stated that since May 1958, the date of the Lewis Plan, the hotel has been forced to remain constant on the exterior though being able to modernize the interior and that to maintain an attractive business, both areas need upgrading.

3. Appellant desires to rework the fenestration of the exterior, providing large metal sliding doors, wrought iron railed balconies, new metal canopy with stacked concrete grille units at the entrance, and brick veneer the front after reconstructing the bays. Interior plans call for the inclusion of an elevator.

4. The Office of the Zoning Administration has ruled that the changes requested in this building are structural changes and that appellant must appeal to this Board for relief.

5. There was a petition filed by residents on R Street stating that the proposed improvements on the hotel will greatly improve the appearance of the building, making it an asset to the neighborhood. There was one party at 1315 R Street who objected to any neon lights on the building.

OPINION:

It is the opinion of the Board that the requested structural changes are

required for the improvement of the safety and livability of the structure. The changes will not constitute an expansion but in fact will constitute an improvement of the property. Moreover, we conclude that the changes will be an asset to the neighborhood and will not affect adversely the present character or future development of the neighborhood.

This Order shall be subject to the condition that no neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if placed inside the building, be visible from the outside of the structure.